



TOWN OF KNIGHTDALE
P L A N N I N G D E P A R T M E N T

www.knightdalenc.gov

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Knightdale, NC 27545
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ORD #09-08-03-001
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE,
REGARDING BUILDING DESIGN STANDARDS IN THE 'MI' ZONING DISTRICT

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard to the building design standards in the Manufacturing and Industrial (MI) zoning district; and

WHEREAS, the Town of Knightdale Unified Development Ordinance Section 15.15 establishes uniform procedures for amending the text of the Ordinance; and

WHEREAS, the proposed zoning text changes comply with the goals of the Town's Comprehensive Plan because they are reasonable in that they advance the stated objective of influencing and better managing the development of the community by clarifying the required design standards for new manufacturing and industrial buildings within the Town of Knightdale's jurisdiction; as well as being consistent with the Comprehensive Plan's stated goal of providing balanced and responsible urban design, planning and development;

NOW, THEREFORE BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1. That the Unified Development Ordinance of the Town of Knightdale Code be amended to read as follows:

2.12(B)(2) Building Design Standards

- a.** Building Materials: All building walls shall be brick or decorative concrete masonry unit, or other materials similar in appearance and durability.
- b.** Pedestrian Scale and Massing: All portions of building facades within 100 feet of a public or private street shall avoid long, monotonous, uninterrupted walls of 20 feet or more on any floor by utilizing wall offsets, windows, doors, stairwells, pilasters, spandrel glass, awnings or other architectural elements as may be approved by the TRC.

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 4. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 5. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code.

SECTION 6. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 3rd day of August, 2009.

Russell B. Killen, Mayor

ATTEST:

Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

Clyde Holt, III; Town Attorney